

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Ben Koush, ben Koush Associates, for Genevieve Withers, owner

Property: 319 W. 15th Street, Lots 9A 20A & 21A, Block 143, Houston Heights Subdivision. The property includes a historic 1,322 square foot, one-story wood frame single-family residence and detached noncontributing garage situated on a 8,300 square foot (83' x 100') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District West.

Proposal: Alteration – Replace and alter non-original fenestration and construct a partial wrap-around porch at the rear of the existing historic structure. All existing historic material (including siding and porch elements) is to remain and will be retained. More specifically, the project includes the following work:

- Replace all existing non-original divided-lite aluminum windows with new 2-over-2, 1-over-1, and fixed aluminum clad windows. An original stained glass divided wood window located on the south elevation will be retained.
- Convert a rear window opening on the south elevation into a door opening, convert a door opening on the north elevation into a window opening. Both of these opening have previously been altered.
- Construct a partial wrap-around covered porch on the south and west elevations.
- Enclose an existing porch at the rear (west) elevation.

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S D NA | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



3D RENDERING

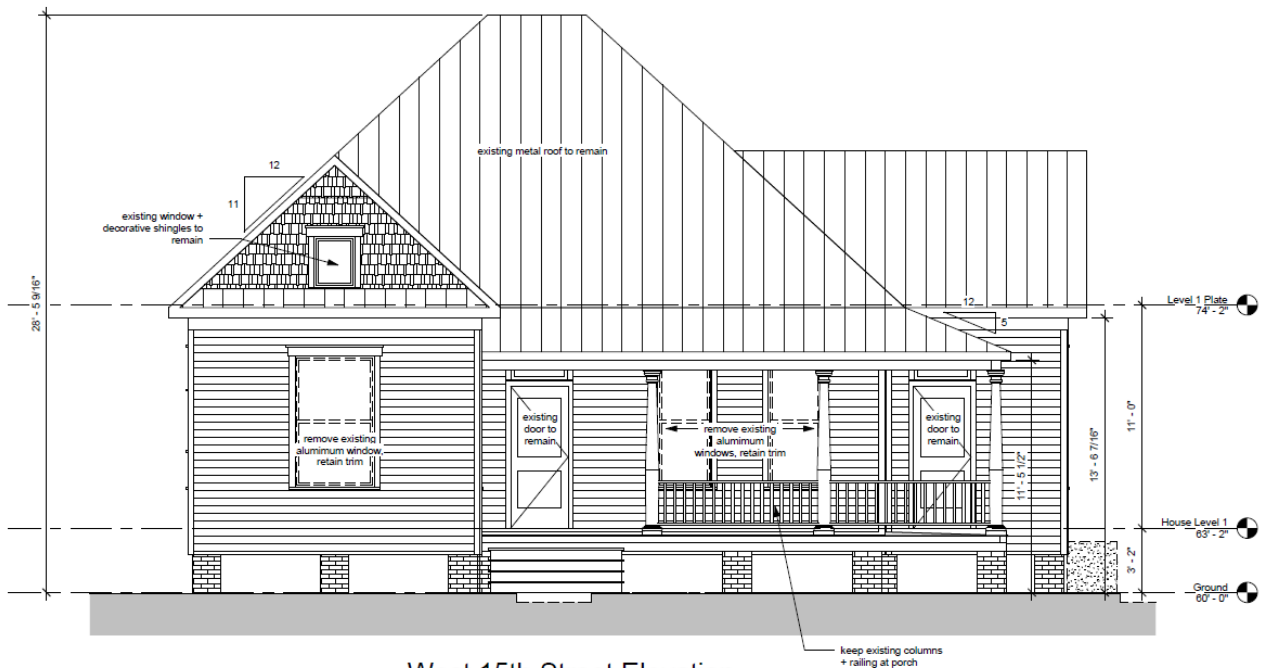
PROPOSED



3D RENDERING

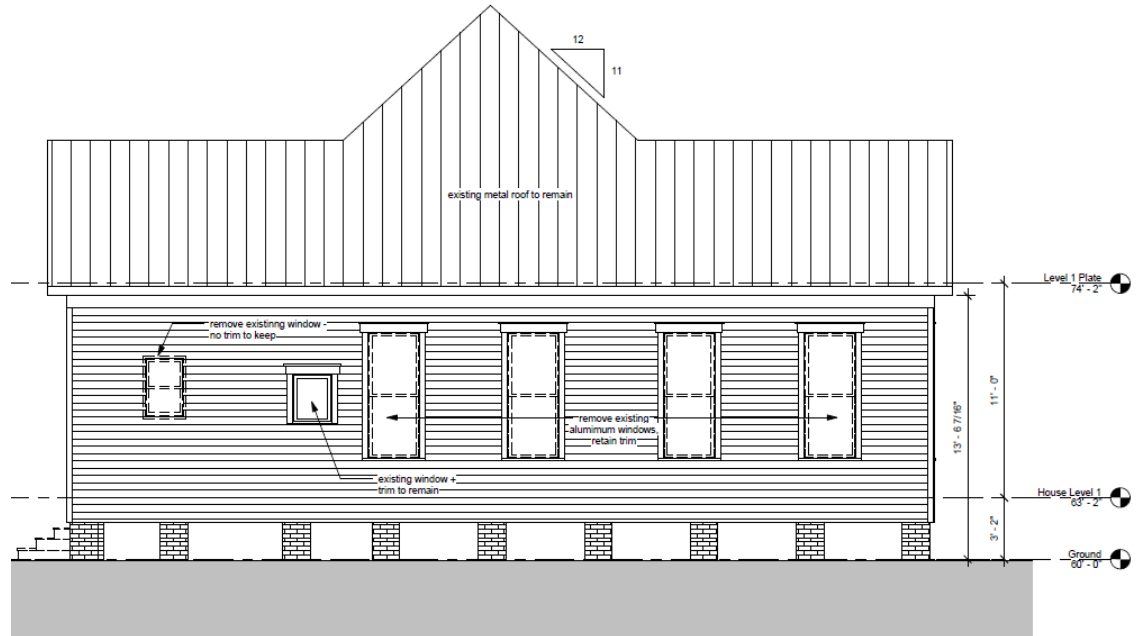
PROPOSED



SOUTH ELEVATION (FACING W 15TH STREET)**EXISTING**

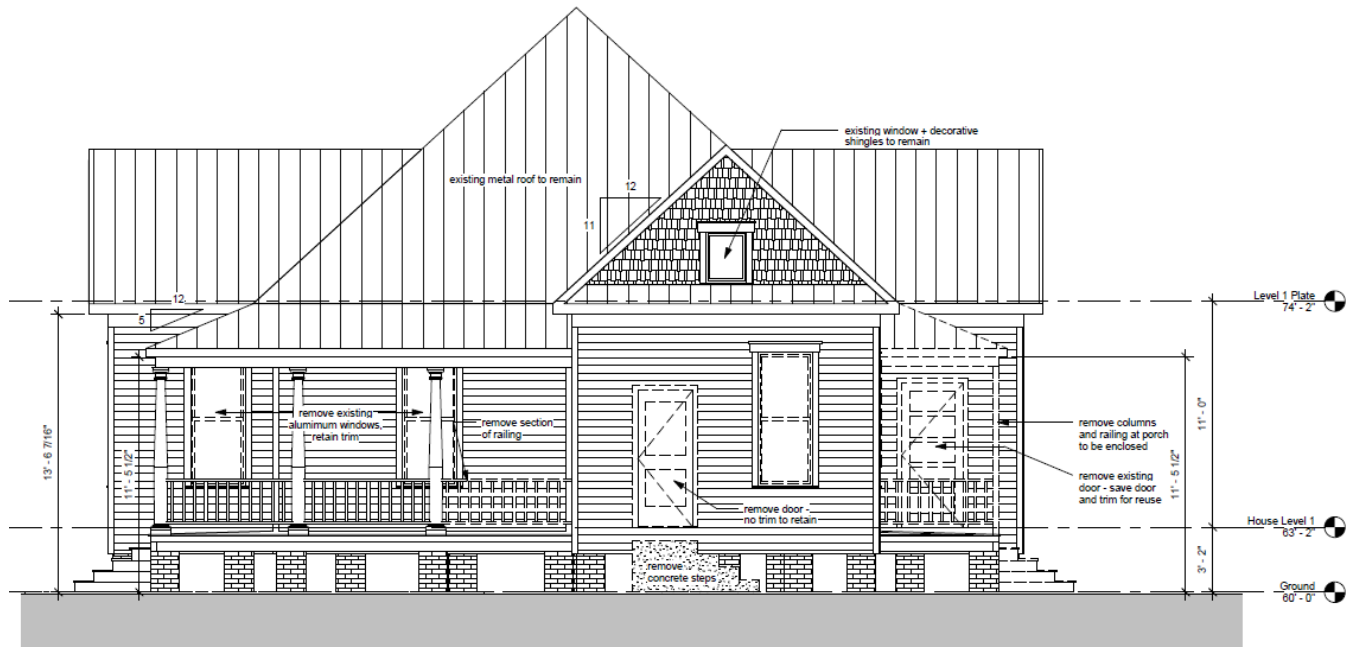
West 15th Street Elevation

PROPOSED

WEST ELEVATION (FACING RUTLAND STREET)**EXISTING****PROPOSED**

EAST ELEVATION (FACING SITE PROPERTY LINE)

EXISTING



PROPOSED



NORTH ELEVATION (FACING REAR PROPERTY LINE)

EXISTING

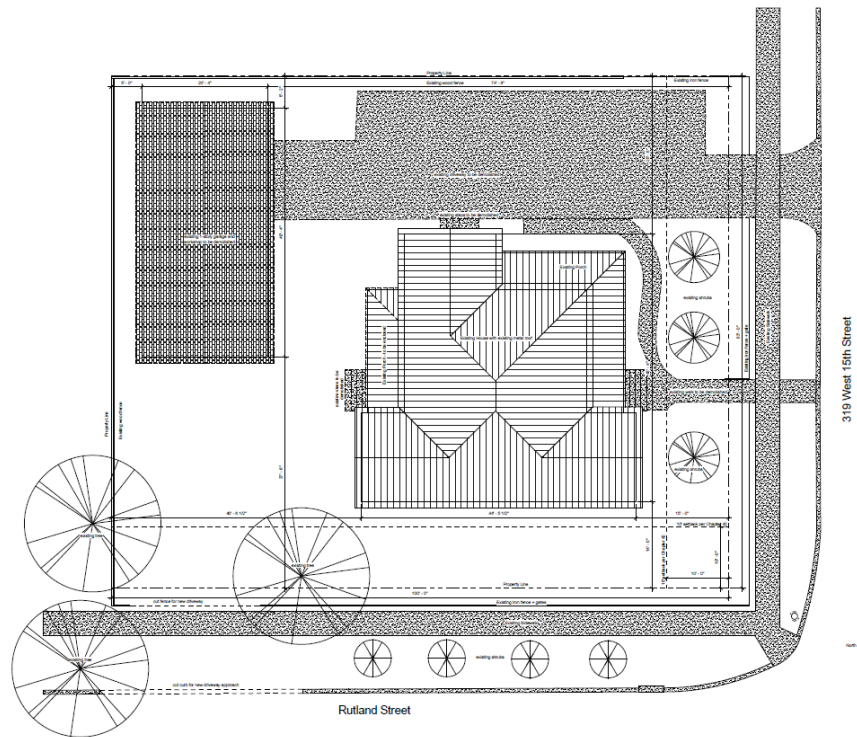


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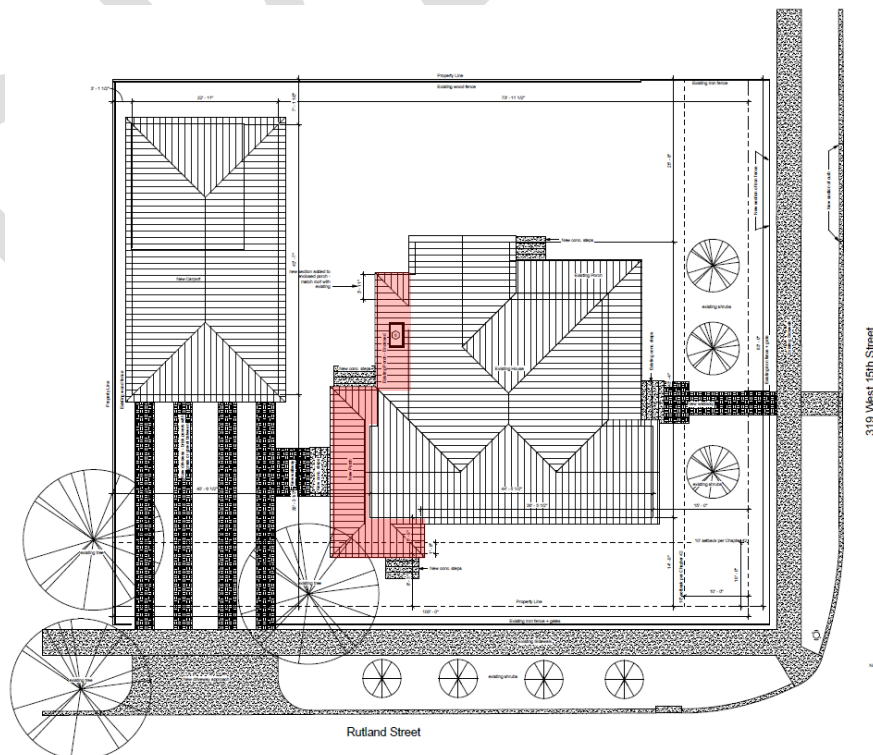


SITE / ROOF PLAN

EXISTING



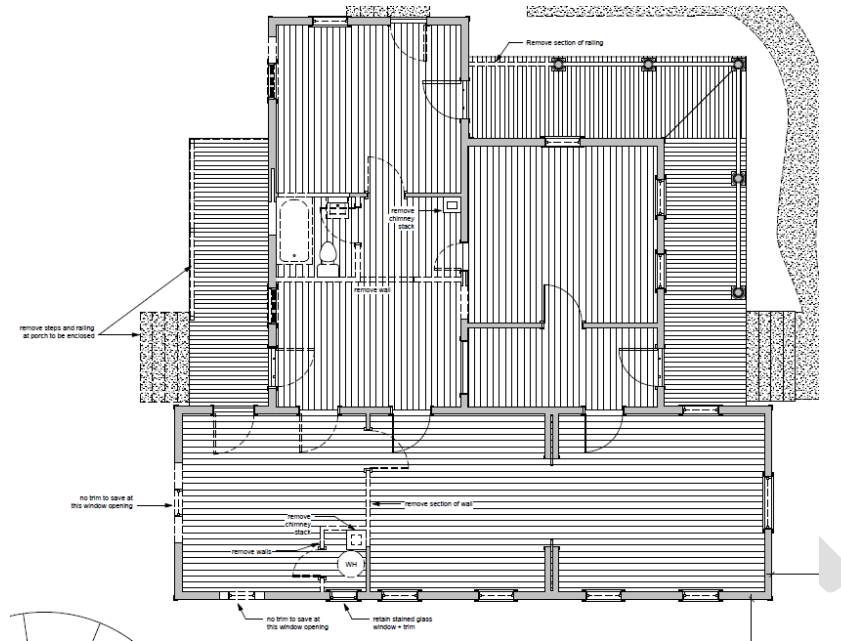
PROPOSED



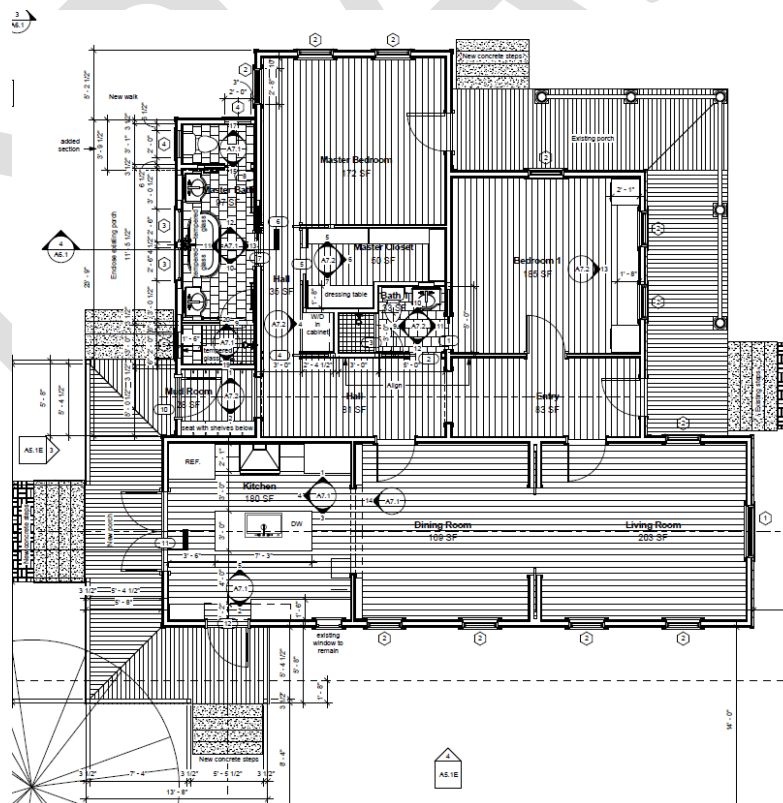
FIRST FLOOR PLAN



Existing



PROPOSED



WINDOW / DOOR SCHEDULE

Door Schedule				
Door Number	Width	Height	Operation	Description
1	2' - 6"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
2	2' - 6"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
3	2' - 0"	6' - 7"	Shower Door Pull	Interior 1/2" Tempered glass, frameless shower door
4	2' - 8"	6' - 8"	Privacy	Interior single five panel pocket door
5	2' - 6"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
6	2' - 8"	6' - 8"	Privacy	Interior single five panel pocket door
7	2' - 6"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
8	2' - 0"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
9	2' - 6"	6' - 7"	Shower Door Pull	Interior 1/2" Tempered glass, frameless shower door
10	3' - 0"	7' - 0"	Locking	Exterior French - Single Lite
11	6' - 0"	8' - 0"	Locking	Exterior double single panel glass door - tempered glass
12	3' - 0"	7' - 0"	Locking	Exterior French - Single Lite
13	3' - 0"	6' - 8"	Locking	Exterior single five panel door
14	2' - 6"	6' - 8"	Privacy	Interior single five panel door
15	6' - 0"	6' - 8"	Locking	Exterior double single panel glass door - tempered glass
16	6' - 0"	6' - 8"	Locking	Exterior double single panel glass door - tempered glass

Window Schedule					
Type Mark	Width	Height	Type	Count	Comments
1	3' - 11"	6' - 6"	single hung	1	wood frame, 2 over 2
2	2' - 8"	6' - 6"	single hung	11	wood frame, 2 over 2
3	2' - 6"	5' - 0"	single hung	2	wood frame, 1 over 1, tempered glass - Master Bath
4	2' - 0"	2' - 0"	fixed	3	wood frame, single light
5	2' - 0"	2' - 0"	fixed	1	wood frame, single lite, tempered glass in master shower
6	3' - 8 3/4"	2' - 3 3/8"	skylight	1	Fixed skylight - Velux FS S01

WINDOW / DOOR SCHEDULE



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PROFESSIONALS

WHY WS

PRODUCTS

INSPIRATION

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NEWS

RESOURCES



Premium Series Double-Hung Windows



The Weather Shield Premium Series™ Double Hung window features all the details of a historic wood window but with the latest in advanced innovations. From the architecturally correct proportions to the flawless sightlines created by the wood jambliner and hidden tilt latches, this double-hung window was made with today's finest homes in mind.

Premium Series Double-Hung Windows

Our Premium Series double-hung windows feature a sash that can tilt in or be removed for easy cleaning. Choose from an extensive selection of color, shape, size, and finishing options that create thousands of potential design combinations. We are confident you will find a combination that is uniquely you!

Houston Archaeological & Historical Commission

August 27, 2015

HPO File No. 150805

ITEM B.xx

319 W 15th Street
Houston Heights West

Window Center
6877 West 43rd St
Houston, TX 77092
Phone: 713 952-0002
Fax:

QUOTE: 217

QUOTE DETAIL
Project Number: 217
Printed: 8/5/2015 8:56:06 AM

CQ Prj#:	217	System #:	0	Order Date:	8/4/2015	Valid Date:	9/4/2015
		Dealer Prj#:	217				
Sold To:	35	Ship To:	1				
BEN KOUSH		WINDOW CENTER					
6328 BROOKSIDE DR		1307 DOMINION COURT					
HOUSTON, TX 77023		HOUSTON, TX 77092					
Phone:		Fax:		Phone:	713 952-0002	Fax:	
Delivery		Drop Ship:					
Instructions:							

Weather Shield proposes to furnish products as stated below.
All Units viewed from Exterior.

Item Number:	1	Premium Series	Exterior Sash Finish-Aluminum Clad
Quantity:	1	Double Hung Tilt	Aluminum Paint Finish-AAMA 2605
Total Jamb To Jamb:	47 X 78	Rectangle	Exterior Color-Desert Tan
Total Rough Opening:	47 1/2 X 78 1/2	Product Configuration-Complete Unit	Overall Jamb Depth-6 9/16
		Manufactured Date-1-14-2013 to Present	Jamb Liner Color-Wood
		Product ID-8109	Glass Type-Insulated Low E
		Architectural Style-Traditional	Glazing Bead Type-Colonial
		Product Arrangement-1 Wide	Gas-W/Inert Airspace Gas
		Sizing Method-Jb to Jb/Frame Size	Lite Configuration-SDL W/GBG
		Venting Frame Proportion-Even	Bar Width-7/8
		Overall Jamb Width-47	Interior Bar Profile-Colonial
		Jamb Height-78	Grille/SDL Location-All Sash
		R/O Width-47 1/2	Number Lites Wide-2
		Overall R/O Width-47 1/2	Number Lites High Top-1
		R/O Height-78 1/2	Number Lites Wide GL 2-2
		Top Glass Width-41 1/2	Number Lites High Bottom-1
		Top Glass Height-34 15/16	Sash Lock Style-Historical Lock
		Bottom Glass Width-41 1/2	Hardware Color-Tan
		Bottom Glass Height-34 15/16	Venting Options-No Venting Options
		Egress Unit-Yes	Screen-Full Screen
		Operating Code-Operating	Screen Color-Desert Tan
		Exterior Frame Finish-Aluminum Clad	Screen Application-Shipped Loose

PO:
JOB NAME: 319 WEST
LOCATION:

Per Unit: Ext. Price:

Unit Price:

Item Number:	2	Premium Series	Exterior Frame Finish-Aluminum Clad
Quantity:	11	Double Hung Tilt	Exterior Sash Finish-Aluminum Clad
Total Jamb To Jamb:	31 1/2 X 77 1/2	Rectangle	Aluminum Paint Finish-AAMA 2605
Total Rough Opening:	32 X 78	Product Configuration-Complete Unit	Exterior Color-Desert Tan
		Manufactured Date-1-14-2013 to Present	Overall Jamb Depth-6 9/16
		Product ID-8109	Jamb Liner Color-Wood
		Architectural Style-Traditional	Glass Type-Insulated Low E
		Product Arrangement-1 Wide	Glazing Bead Type-Colonial
		Sizing Method-Modular Size	Gas-W/Inert Airspace Gas
		Venting Frame Proportion-Even	Lite Configuration-SDL W/GBG
		Modular Width-2-8	Bar Width-7/8
		Modular Height-6-6	Interior Bar Profile-Colonial
		Overall Jamb Width-31 1/2	Grille/SDL Location-All Sash
		Jamb Height-77 1/2	Number Lites Wide-2
		R/O Width-32	Number Lites High Top-1
		Overall R/O Width-32	Number Lites Wide GL 2-2
		R/O Height-78	Number Lites High Bottom-1
		Top Glass Width-26	Sash Lock Style-Historical Lock
		Top Glass Height-34 11/16	Hardware Color-Tan
		Bottom Glass Width-26	Venting Options-No Venting Options
		Bottom Glass Height-34 11/16	Screen-Full Screen

Houston Archaeological & Historical Commission

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319 W 15th Street

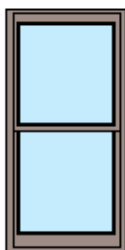
Houston Heights West

Window Center
6877 West 43rd St
Houston, TX 77092
Phone: 713 952-0002
Fax:

QUOTE DETAIL
Project Number: 217
Printed: 8/5/2015 8:56:06 AM

PO:		Egress Unit-Yes	Screen Color-Desert Tan	
JOB NAME:	319 WEST	Operating Code-Operating	Screen Application-Shipped Loose	
LOCATION:				
			Per Unit:	Ext. Price:
			Unit Price:	\$674.30 \$7,417.30

Item Number: 3
Quantity: 2
Total Jamb To Jamb: 29 1/2 X 59 1/2
Total Rough Opening: 30 X 60



Premium Series
Double Hung Tilt
Rectangle
Product Configuration-Complete Unit
Manufactured Date-1-14-2013 to Present
Product ID-8109
Architectural Style-Traditional
Product Arrangement-1 Wide
Sizing Method-Modular Size
Venting Frame Proportion-Even
Modular Width-2-6
Modular Height-5-0
Overall Jamb Width-29 1/2
Jamb Height-59 1/2
R/O Width-30
Overall R/O Width-30
R/O Height-60
Top Glass Width-24
Top Glass Height-25 11/16
Bottom Glass Width-24
Bottom Glass Height-25 11/16

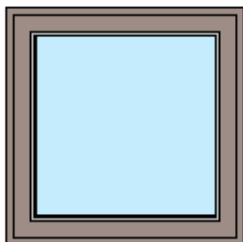
Egress Unit-No
Operating Code-Operating
Exterior Frame Finish-Aluminum Clad
Exterior Sash Finish-Aluminum Clad
Aluminum Paint Finish-AAMA 2605
Exterior Color-Desert Tan
Overall Jamb Depth-6 9/16
Jamb Liner Color-Wood
Glass Type-Insulated Low E
Glazing Bead Type-Colonial
Gas-W/Inert Airspace Gas
Lite Configuration-1 Lite
Sash Lock Style-Historical Lock
Hardware Color-Tan
Venting Options-No Venting Options
Screen-Full Screen
Screen Color-Desert Tan
Screen Application-Shipped Loose

PO:
JOB NAME: 319 WEST
LOCATION:

Per Unit: Ext. Price:

Unit Price:

Item Number: 4
Quantity: 3
Total Jamb To Jamb: 23 1/2 X 23 1/2
Total Rough Opening: 24 X 24



Premium Series
Casement
Rectangle
Product Configuration-Complete Unit
Manufactured Date-1-14-2013 to Present
Product ID-8211
Architectural Style-Traditional
Product Arrangement-1 Wide
Sizing Method-Call Out
Call Out Width-2-0
Call Out Height-2-0
Jamb Width-23 1/2
Overall Jamb Width-23 1/2
Jamb Height-23 1/2
R/O Width-24
Overall R/O Width-24
R/O Height-24
Glass Width-18 3/4

Glass Height-18 3/4
Operating Code-Stationary
Exterior Frame Finish-Aluminum Clad
Exterior Sash Finish-Aluminum Clad
Aluminum Paint Finish-AAMA 2605
Sash Profile-Putty
Exterior Color-Desert Tan
Bottom Rail Options-W/2 3/16 Bottom Rail
Overall Jamb Depth-6 9/16
Glass Type-Insulated Low E
Glazing Bead Type-Colonial
Gas-W/Inert Airspace Gas
Lite Configuration-1 Lite

PO:
JOB NAME: 319 WEST
LOCATION:

Per Unit: Ext. Price:

Unit Price:

Houston Archaeological & Historical Commission

August 27, 2015

HPO File No. 150805

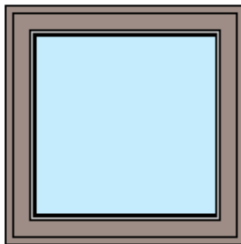
ITEM B.xx

319 W 15th Street
Houston Heights West

Window Center
6877 West 43rd St
Houston, TX 77092
Phone: 713 952-0002
Fax:

QUOTE DETAIL
Project Number: 217
Printed: 8/5/2015 8:56:06 AM

Item Number: 5
Quantity: 1
Total Jamb To Jamb: 23 1/2 X 23 1/2
Total Rough Opening: 24 X 24



Premium Series
Casement
Rectangle
Product Configuration-Complete Unit
Manufactured Date-1-14-2013 to Present
Product ID-8211
Architectural Style-Traditional
Product Arrangement-1 Wide
Sizing Method-Call Out
Call Out Width-2-0
Call Out Height-2-0
Jamb Width-23 1/2
Overall Jamb Width-23 1/2
Jamb Height-23 1/2
R/O Width-24
Overall R/O Width-24
R/O Height-24
Glass Width-18 3/4

Glass Height-18 3/4
Operating Code-Stationary
Exterior Frame Finish-Aluminum Clad
Exterior Sash Finish-Aluminum Clad
Aluminum Paint Finish-AAMA 2605
Sash Profile-Putty
Exterior Color-Desert Tan
Bottom Rail Options-W/2 3/16 Bottom Rail
Overall Jamb Depth-6 9/16
Glass Type-Insulated Low E
Glazing Bead Type-Colonial
Tempered-Tempered Glass
Gas-W/Inert Airspace Gas
Lite Configuration-1 Lite

PO:
JOB NAME: 319 WEST
LOCATION:

Per Unit: Ext. Price:

Unit Price:

Misc Item:	Qty:	Price:	Less Discount:	Tax Amt:	Ext Price:
delivery	1	\$50.00		\$4.13	\$54.13
				Total:	\$54.13

Net Amount:
State Taxes:
Cty Taxes:
Local Taxes:
Taxes(Other):
Misc Charges:
Grand Total:

QUOTE MAY NOT INCLUDE TAXES, SHIPPING CHARGES OR MINIMUM CHARGE ADJUSTMENTS.

Charges for shop drawings, field measurements, and handling fees are not included.

Refer to Acknowledgement for updated pricing.

WINDOW / DOOR SCHEDULE



PRODUCTS

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AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR

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Price Range: \$\$



Options

Group Model All

Model

5001



Wood Options

Hemlock



Glass Options



Options

Build & Installation

Tech Documents

An engineered wood core that is better suited for climate changes. A wide range of choices in door designs will help you make your house a home.

FEATURES

- **Wood Options:** hemlock, meranti mahogany
- **Glass Options:** energy efficient
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Warranty:** limited 5-years

BROCHURES

Authentic Wood Exterior and Interior Doors

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Interior and Exterior Doors Care & Maintenance

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HAVE A QUESTION?

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For new door on Rutland side of house, at rear of house at kitchen and mudroom, and at carport

APPLICANT PHOTOS



APPLICANT PHOTOS



APPLICANT PHOTOS



PROJECT DETAILS

Shape/Mass: The existing residence has an overall width of 43'-4" and an overall depth of 44'-5½" with a ridge height of 28'-5". The house is generally square in shape with a front facing gable front wall on the south elevation and an additional side facing gable on the east elevation. A partial wrap around porch is located between these gables. The rear of the house also features a gable, extending from the front gable on the south elevation. All existing historic features are to remain and will be retained.

The project includes the construction of a partial wraparound porch. The porch will wrap the northwest corner of the existing residence. The proposed 5'-8" deep porch will be 13'-8" along on the west elevation and 25'-8" on the north elevation (rear). An existing 19'-11½" wide by 5'-11½" deep rear porch will be extended an additional 3'-9½" to the east and then enclosed. The total new enclosed space will be 23'-9" wide by 5'-11½" deep. The enclosed portion will be inset 5'-2½" from the east wall. New 5'-5½" wide concrete steps will lead to the porch along the west elevation with a second set of stairs on the north (rear) elevation. See drawings for more detail.

Setbacks: The existing residence has a south (front) setback of 15'-0"; an east side setback of 25'-8"; a west setback of 14'-0"; and a north (rear) setback of 40'-6½".

The residence will maintain the south (front) and east side setbacks. The proposed west side setback will be 8'-4" and the proposed north (rear) setback will be 34'-10½". See drawings for more detail.

Foundation: The existing pier and beam foundation is comprised of brick and has a finished floor height of 3'-2".

The proposed foundation will be concrete pier and beam with a finished floor height of 3'-2" to match existing. See drawings for more detail.

Windows/Doors: All of the existing windows, with the exception of one, have previously been replaced with 4-over-4 double hung aluminum windows. A single wood window, featuring stained glass, is located on the west elevation and will be retained. A window located at the rear of the west elevation has previously been reduced in size.

All of the non-original aluminum 4-over-4 windows will be replaced with 2-over-2 aluminum clad windows. The existing wood window trim will be retained. The reduced non-original window at the rear of the west elevation will be converted into a door (allowing access to the new wrap around porch). The door will be installed in the exiting larger window opening. On the east elevation a door will be reinstalled into a former opening previously converted to a window. Several new windows and doors will be installed in the enclosed rear porch. The existing front door is to remain. See window/door schedule, drawings, and photos for more detail.

Exterior Materials: The house is clad in wood lap siding with a 4½" reveal. The existing front porch is constructed from wood and will be retained. The existing wood window trim will be retained. The decorative shingle in the gables will be retained. All existing historic material is to remain and will be retained.

The addition will be clad in wood lap siding with a 4½" reveal to match existing. The proposed wraparound porch columns will be treated 4"x4"; the new porch railings will have treated 2"x4" top and bottom rails with treated 2"x2" pickets. Trim around the new window openings will match existing historic trim. 1"x4" wood trim will be installed at the corners. See drawings for more detail.

Roof: The main roof of the existing residence has hipped and gabled roof with a pitch of 11:12 and an eave height of 13'-6½". The roof of the front porch has a pitch of 5:12 and an eave height of 11'-5½". The roofs are metal.

The proposed wraparound porch will have roof pitch of 5:12 and an eave height of 11'-5½" to match existing. The rear enclosed porch addition will also have a roof pitch of 5:12 and an eave height of 11'-5½". The roofs will be hipped and metal with a 1'-0" eave overhang. See drawings for more detail.

Front Elevation: The existing front elevation features a gabled front wall to the west. A wraparound porch is located to the east and extends along the eastern portion of the façade and back to a side gabled bump-out. The porch roof is supported by three round columns. The front door is located on the western portion of the porch and is followed by two windows to the east. A door is located in the eastern bump-out. The house is topped by a steep hipped roof.

(South)

The proposed rear wraparound porch will be visible to the west of the existing front wall. The side wraparound porch roof will be supported by square posts. The rest of the existing historic structure is to remain. See drawings for more detail.

Side Elevation: Starting from the south, the existing west elevation features a row of four windows followed by a stained glass window and a small altered window opening at the rear.

(West)

The small altered rear window will be converted into a door that leads out to the proposed wraparound porch (the original opening is present and can be seen due to the way it was previously patched (the proposed door will be fit into this original opening)). The side wrap around porch will extend towards the rear. See drawings for more detail.

Side Elevation: The existing east elevation features the side of the wraparound front porch. A single window is located in the side of the front wall. The gabled side bump-out features a door and a window. A small square window is located in the gable. An existing rear porch is located to the rear of the bump-out.

(East)

The proposed alterations include removing a non-original door located in the gabled side bump-out and replacing it with a window to match the adjacent opening (the original opening is present and can be seen due to the way it was previously patched). The rear porch will be enclosed and a single square window will be installed. The rear of the proposed wraparound porch will be located at the rear of the structure. See drawings for more detail.

Rear Elevation: The existing rear elevation features a rear bump-out to the west with a centered window. To the east is the rear porch with a door and window. An additional window is located on the side bump-out.

(North)

The proposed wrap around porch will be constructed around the rear bump-out. The single window will be replaced with a double door. The rear porch will be extended and enclosed. The newly enclosed rear porch will have a door, a pair of windows, and two additional square windows. The existing window on the side bump-out will be shifted over. A skylight will be installed in the roof of the enclosed porch. See drawings for more detail.